

From: [Murphy, Mollie](#)
To: "prp.boukourakis@gmail.com"; "wualterlopez125@gmail.com"
Cc: [Werner, Jeffrey B](#)
Subject: BAR 23-12-02
Date: Thursday, December 21, 2023 10:27:23 AM
Attachments: [image001.png](#)

Certificate of Appropriateness Application

BAR 23-12-02

625 West Main Street, TMP 320165100

West Main Street ADC District

Owner: Paul's Rental Properties, LLC

Applicant: Mariscos El Barco

Project: Seasonal Tent (El Barco restaurant)

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on December 19, 2023. The following action was taken:

Motion to approve CoA by Mr. Schwarz. Zehmer second. Vote 7-0. Motion passed.

Having considered the standards set forth within the City Code, including ADC District Design Guidelines, I move the proposed seasonal tent at 625 West Main Street satisfies the BAR's criteria and is compatible with the West Main Street ADC District, and that the BAR approves the application as submitted with the following conditions:

- Installation is intended for seasonal use not to exceed a continuous six month period, provided the tent is not in place between June 1 and October 1 of each year.
- Tent is acceptable without side panels, but if used they must be entirely clear. [For ex, no faux windows or decorations.]
- Tent installation will not alter the landscaping or site features, nor be anchored to the historic structure.
- The tent roof will be a solid color, without any text, signage, or logos, and no commercial signage will be installed onto the tent or suspended from the tent frame. Colors other than white require BAR staff review.

For specifics of the discussion, the meeting video is on-line at:

[All broadcasts for Charlottesville TV10 \(boxcast.tv\)](#)

Per the provisions of City Code Sec. 34-280: This CoA is valid for 18 months [from the date of BAR approval]; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a building permit. (Link to Sec. 34-280: [CoA period of validity](#))

If you have any questions, please contact Jeff Werner at wernerjb@charlottesville.gov.

Sincerely,
Mollie Murphy



Mollie Murphy

Assistant Historic Preservation and Design Planner

Neighborhood Development Services

City of Charlottesville

(434) 970-3515 | murphymo@charlottesville.gov

<https://www.charlottesville.gov/264/Historic-Preservation-Design-Review>

<https://gisweb.charlottesville.org/GisViewer/>

<https://opendata.charlottesville.org/>

Certificate of Appropriateness

BAR 23-12-02

625 West Main Street, TMP 320165100

West Main Street ADC District

Owner: Paul's Rental Properties, LLC

Applicant: Mariscos El Barco

Project: Seasonal Tent (El Barco restaurant)

Application components (please click each link to go directly to PDF page):

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)

**City of Charlottesville
Board of Architectural Review
Staff Report
December 19, 2023**



Certificate of Appropriateness Application

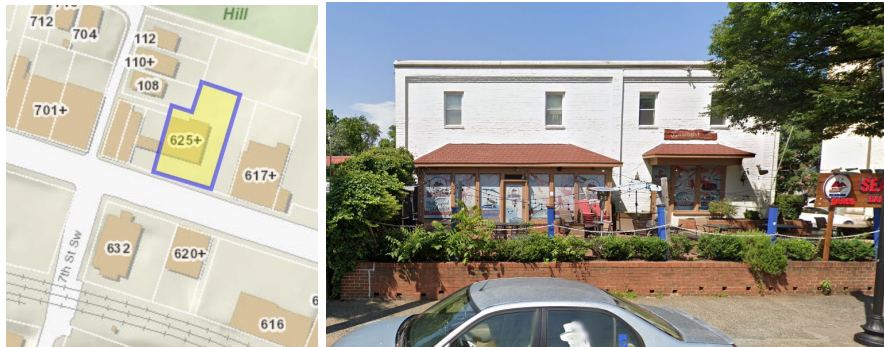
BAR 23-12-02

625 West Main Street, Tax Parcel 320165100

Owner: Paul's Rental Properties, LLC

Applicant: Mariscos El Barco

Project: Seasonal Tent at front patio (El Barco restaurant)



Background

Year built: 1935 (single-story service station), altered in 1970s

District: West Main ADC District

Status: Contributing

Originally a single-story service station (the *Albemarle Hotel Service Station*), between 1970 and 1981, the building was altered, and a second floor added. Note: this was a non-contributing property when the West Main Street ADC district was established in 1996, when the district was reviewed in 2013/2014 the property was designated contributing.

Prior BAR Reviews

(See Appendix for prior CoA requests for reviews of seasonal tents.)

May 18, 2010 – BAR approved CoA to install three windows at the rear of the building and five on the east side to be replaced. The windows were aluminum frame and required to be white by the BAR.

April 16, 2013 – BAR approved CoA for seasonal tent in the front patio. [At the time, the property was non-contributing.].

Application

CoA request to install an approximately 30-ft x 60-ft seasonal tent at the front patio area.

Note: The applicant recently installed a tent at the front patio without BAR review, see photo in staff's attachment. This request is in response to that error.

Discussion and Recommendations

Staff Comments

Staff has attached information that might be helpful.

- Pages 1 and 2: Images of the property, including prior years, when a tent was allowed.

- Page 3: 2022 aerial image of the site, from City GIS
- Page 4: 1984 site plan of the site, from NDS files.
- Page 5: Sanborn Maps showing changes at site between 1891 and the 1960s.
- Page 6: Maps of the West Main ADC District, including the 2013/2024 revisions.
- Page 7: Relative to establish a precedent, there are 30 contributing properties within the West Main ADC District. Of these, 25 front on West Main Street, of which nine have space between the front façade and the public right of way in which a tent *might* be installed (including 625 West Main). (See page 7 of the staff attachment.)
 - 625 West Main: approx. 26-ft
 - 719 West Main: approx. 15-ft
 - 810 West Main: approx. 110-ft
 - 1001 West Main: approx. 28-ft
 - 1003 West Main: approx. 30-ft
 - 1018 West Main: approx. 16-ft
 - 1111 West Main: approx. 10-ft
 - 1209 West Main: approx. 10-ft
 - 1223 West Main: approx. 8-ft
- Page 8: Common tent options, features and components.

Staff Recommendation

The ADC District design guidelines (Chapter 5, Section G) *recommend tents are not appropriate in front of a contributing building*, which 625 West Main is. [This section was updated in 2013 specifically to address increased requests for seasonal tents.]

However, in an effort to support restaurants during the winter, the BAR may consider approval as a temporary, seasonal tent, with the following conditions of approval:

- Installation intended for seasonal use only, particularly for the winter and spring, therefore the CoA will expire six-months after approval.
- Tent installation will not alter the landscaping or site features, nor be anchored to the historic structure.
- The tent will be a solid color, without any text, signage, or logos, and no commercial signage will be installed onto the tent or suspended from the tent frame.

Note: In 2013, the City Attorney’s Office advised that the BAR could stipulate, as a condition of approval, that a tent be allowed for seasonal use without annual re-approvals. The condition should establish the time period when the tent could be in-place, the color, size and placement [location] of the tent. And, if any circumstances changed, the applicant would have to return for re-approval. It was also suggested that these conditions—or the parameters—be adopted as a standard policy.

Additional, optional conditions.

- Locate tent in parking lot at side or rear.
- Allow installation of a smaller tent at the front patio. [Tents are typically sized in 20-ft increments.]

Additionally, the BAR should consider and, if a CoA is approved, incorporate the following into the conditions (See images on page 8 of the staff attachment.):

- Allow the installation of side panels, when, what types, etc.
- Allowing cover (top) panels that are clear.
- Allow non-fabric side panels.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including ADC District Design Guidelines, I move the proposed seasonal tent at 625 West Main Street satisfies the BAR’s criteria and is compatible with the West Main Street ADC District, and that the BAR approves the application as submitted.

...as submitted with the following conditions [or modifications]: ...

Denial: Having considered the standards set forth within the City Code, including ADC District Design Guidelines, I move the proposed seasonal tent at 625 West Main Street does not satisfy the BAR’s criteria and is not compatible with the West Main Street ADC District, and that for the following reasons the BAR denies the application as submitted: [...].

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Standards for Review of Construction and Alterations include:

- 1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- 2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- 3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- 4) The effect of the proposed change on the historic district neighborhood;
- 5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- 6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- 7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq. (SIGNS) shall be applied; and
- 8) Any applicable provisions of the City’s Design Guidelines.

Pertinent Design Guidelines for Signs Awnings Vending and Cafes

Link: [Chapter 5 Signs, Awnings, Vending, and Cafes](#)

G. Tents (Including Tent Canopies) for The Winter Cafe Season or Year-Round Use (Amended October 21, 2013)

1. Tents are generally not appropriate in historic districts that are primarily residential (North Downtown, Wertland Street, Ridge Street, Oakhurst-Gildersleeve, Rugby Road-Venable, most of Martha Jefferson).
2. **Tents may be appropriate in [...] the West Main Street ADC districts [.]**
3. Traditional solutions such as patio umbrellas and tree shade are encouraged.
4. Tents are not appropriate on the upper floors or roof of buildings.
5. **Tents are not appropriate in front of a contributing building.**
6. Tents may be appropriate in front of a non-contributing building, depending on the tent materials, and the impact of its footprint and massing on the streetscape and building.
7. **Tents may be appropriate on the rear or side of a building.**
8. Tents should not permanently alter significant landscaping or site features.
9. Tents should be a solid color, without any text or logos.

Appendix

Date	Address	District	BAR Action	Contrib / Non-contrib	Tent Location
Dec-12	16 Elliewood Ave	The Corner ADC	Approve	C	Side patio
Apr-13	625 West Main St	West Main ADC	Approve	NC	Front patio
Apr-13	629 West Main St	West Main ADC	Approve	NC	Front patio
Nov-13	16 Elliewood Av	West Main ADC	Approve	C	Side patio
May-18	1212 West Main St	West Main ADC	Approve	C	Rear patio

charlottesville RECONNAISSANCE LEVEL SURVEY REPORT

DEPARTMENT OF HISTORIC RESOURCE
RECONNAISSANCE SURVEY FORM

DHR Identification Number: 104-0304

Other DHR Number: Property Date(s) 1940 ca

PROPERTY NAMES

EXPLANATION

Building (625 W. Main St.)

Function/Location

Blue Bird Cafe

Current

County/Independent City: Charlottesville

State: Virginia

Magisterial District: N/A

Tax Parcel: 32-165.1

USGS Quad Map Name: CHARLOTTESVILLE EAST

UTMs of Boundary:

Center UTM:

Restrict location and UTM data? N

ADDRESSES

Number	Thoroughfare Name	Explanation
--------	-------------------	-------------

625 -	W. Main St.	
-------	-------------	--

Vicinity: Town/Village/Hamlet:

Name of National Register Historic District:

Name of DHR Eligible Historic District:

Name of Local Historic District:

Physical Character of General Surroundings: City

Site Description/Notable Landscape Features:

Built up, modern dining terrace with lattice fence in front,
parking lots on
east and west sides.

Ownership: Private

NR Resource Type: Building

WUZITS

Seq. #	# of	Wuzit Types	Historic?
1.0	1	Service Station	Undetermined

TOTAL: 1
Historic: 0
Non-Historic: 0

PRIMARY RESOURCE EXTERIOR COMPONENT DESCRIPTION

Component Treatment	#	Comp Type/Form	Material	Material
Structural System visible	0	Masonry	Brick	Not
Roof visible	0	Shed		Not
Window(s)	0	Sash, double-hung	Metal	1/1

INDIVIDUAL RESOURCE INFORMATION

SEQUENCE NUMBER: 1.0

WUZIT: Service Station

Primary Resource? Yes

Estimated Date of Construction: 1940 ca

Source of Date: Site Visit

Architectural Style: No Style Listed

Description:

This utilitarian building has an asymmetrical two-unit elevation defined by shallow recessed facade planes with corbeling at the parapet.

Condition: Good

Threats to Resource: None Known

Additions/Alterations Description:

Projecting from the front elevation are two one-story additions with the character of glassed-in porches with wood-shingled hip roofs. These appear to be inserted in former garage bay openings.

Number of Stories: 2.0

Interior Plan Type:

Accessed?

Interior Description:

Relationship of Secondary Resources to Property:

DHR Historic Context: Commerce/Trade

Significance Statement:

Although it is not clear from the historical sources examined whether this

building dates to 1946 or earlier, its form and detail suggest that it was

built in the 1930s or 1940s. Sanborn maps for the period show a one-story

auto sales, repair, and storage building being replaced by a one-story garage

and filling station--the latter possibly incorporated into the present

building. A 1947 business directory shows the Albemarle Hotel Service Station

at 623-27 W. Main.

GRAPHIC DOCUMENTATION

Medium	Medium ID #	Frames	Date
B&W 35mm Photos /1996	14632	35 - 37	2/

BIBLIOGRAPHIC DATA

Sequence #: 1.0 Bibliographic Record Type: Book

Author: Hill Directory Co.

Citation Abbreviation:

Hill's Charlottesville City Directory, 1947-48

Notes:

Sequence #: 1.1 Bibliographic Record Type: Map

Author: Sanborn Map Company

Citation Abbreviation:

Sanborn maps of Charlottesville, 1891+

Notes:

CULTURAL RESOURCE MANAGEMENT EVENTS

Date: 2/ /1996

Cultural Resource Management Event: Reconnaissance Survey

Organization or Person: J. Daniel Pezzoni, Preservation Con

ID # Associated with Event:

CRM Event Notes or Comments:

rec

MAILING ADDRESS

Honorif:

First :

Last :

Suffix :
Title :
Company: Albemarle Hotel Ltd Pship

Address: PO Box 8147

City : Charlottesville State: VA
Zip : 22906- Country: USA
Phone/extension:

Individual Category Codes:

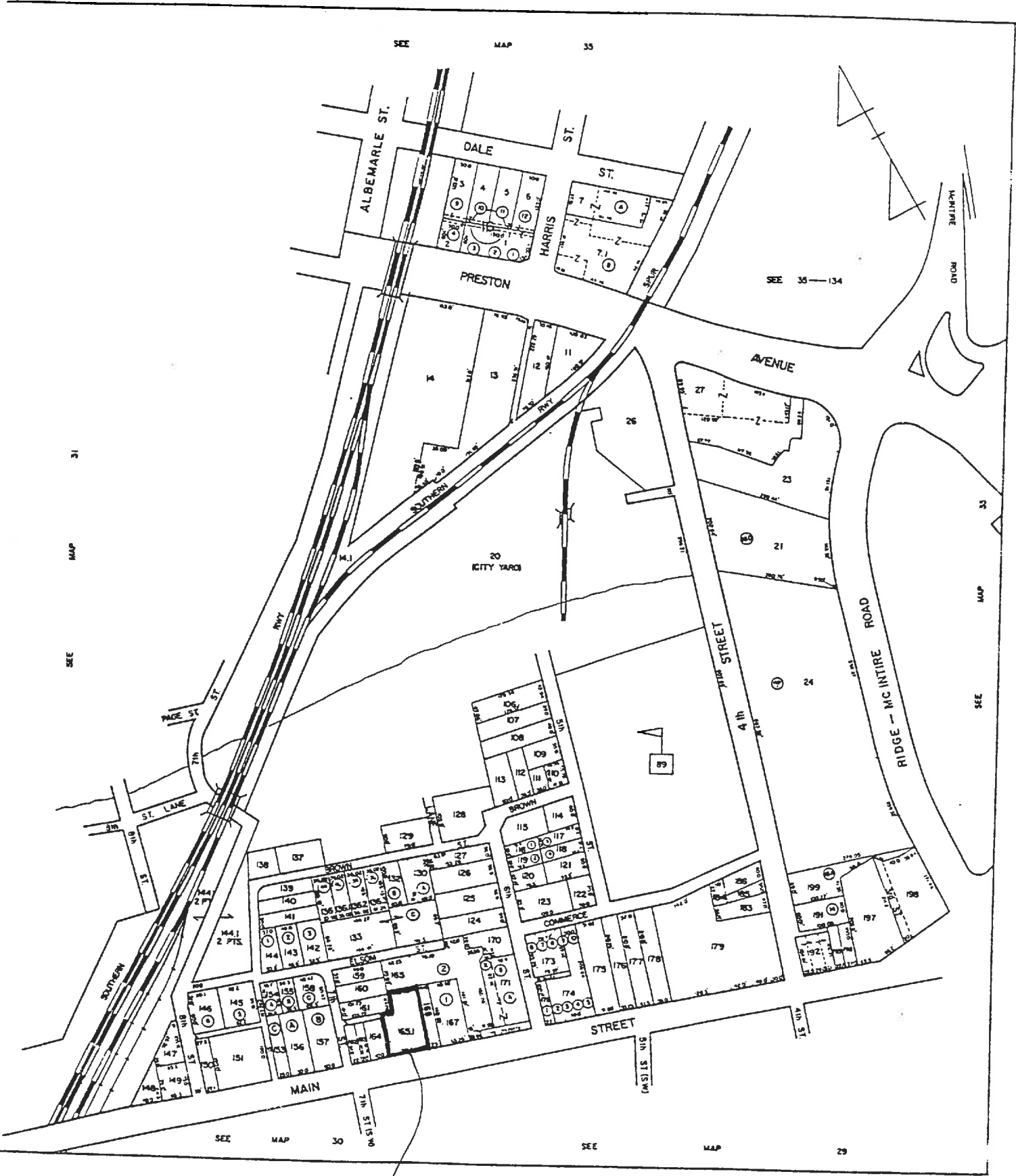
Mailing Address Notes:

Surveyor's Notes:

CITY OF CHARLOTTESVILLE

SEE MAP 35

SEE MAP 31



SCALE : 1" = 100'

104-304

SECTION 32

304

reconnaissance main screen 1 of 7

Where is data filed at DHR? _____
 DHR Iden. # _____
 Other DHR no. _____ Property date(s) _____

Seq. #	Name	Property Names	Explanation*
	Blue Bird Cafe	cur	
	Address	Alternate spelling	Former/current
	Address-current	Current	Function/location
	Alleged	Descriptive	Historic
	Alternate name	Former	Historic/current

County/Ind. City _____ Tax Parcel Number 32-165.1
 State VA Virginia
 Magis'l District _____
 USGS Quad Map Name _____ UTM's of Boundary 1 1
 Center UTM-Zone/East/North _____

reconnaissance main screen 2 of 7

Restrict Location and UTM data? _____

#	# Suffix	Thoroughfare Name	Addresses	Explanation
	025	WMS		

Sequence Number _____
 Main Street Number _____
 Number Suffix _____
 Street Name _____

Neighborhood of: _____ Town/Village/Hamlet _____

Name of National Register Historic District _____
 Name of VDR Eligible Historic District _____
 Name of Local Historic District _____

reconnaissance main screen 3 of 7

Physical Character of General Surroundings
 City _____ Hamlet _____ Rural _____ Suburban _____ Town _____ Village _____

Site Description/Notable Landscape Features
built up, timing terrace w/ white fence in front,
of lot to W + E sides

Ownership _____
 F Public-Federal _____ P Private _____
 L Public-Local _____ S Public-State _____

NR Resource Type
 B Building _____ S Site _____
 D District _____ U Structure _____
 O Object _____

Seq. #	# of	Wuzit Count	Wuzit Types	Historic?	Total

Component	#	Comp Type/Form	Material	Material Treatment
chimney(s)	-			
columns	-			
cornice	-			
door(s)	-			
foundation	NV			
porch	-			
roof	1	shed	NV	
walls	1	mas	brk.	
windows	1	dbl	metal	1/1

Seq. # _____ Wuzit _____
 Individual Resource Information
 Primary? _____ Date Built _____

Individual Resource Superfield Screen

Sequence Number	Wuzit	Source of Data
Primary Resource? _____	_____	_____
Estimated Date of Construction _____	_____	_____
Architectural Style _____	_____	_____
Art Deco	French Colonial	Late Gothic Revival
Beaux Arts	French Renaissance	Late Victorian
Bungalow/Craftsman	Georgian	Mid-19th C.
Chicago	Gothic	Mission/Spanish
Classical Revival	Gothic Revival	Colonial Revival
Colonial	Greek Revival	Mixed (more than 3 styles from different periods)
Colonial Revival	International Style	Modern Movement
Commercial Style	Italian Renaissance	Moderns
Dutch Colonial	Italian Villa	No Style Listed
Early Class. Rev.	Italianate	Octagon Mode
Early Republic	Late 18th & 20th C. Revivals	Other
Exotic Revival	Late 19th & Early 20th C. Amer. Movements	Postmedieval English
Federal		

Description
Asym'l dble stone bldg w/ plain detailing
incl. cor'd p. jet.

Condition	Demolished	Excellent	Good	Good-Fair	Poor	Remodeled
Deteriorated	Fair	Good-Excellent	N/A	Rebuilt	Ruinous	

Threats to Resource	Demolition	Development	Neglect	None Known	Relocation	Trans. Expan.
Deterioration	Major Alteration	None	Public Util. Expan.	Structural Failure	Vacant	

Additions/Alterations Description
Mod wd-shingled pent roof + bay glasse v-in
porch on front.

Number of Stories 2 Conditional Individual Resource Superfield Screen

Interior Plan Type _____
 Accessed? _____

If not, why not? _____
 Denied _____ No Trespassing _____ Not Accessible _____
 Interior Description _____

Relationship of Secondary Resources

reconnaissance main screen 5 of 7
 Historic Context

DHR Historic Context(s):

Agriculture/Subsistence
 Architecture/Landscape Architecture/
 Community Planning
 Commerce/Trade
 Domestic
 Education

Ethnicity/Immigration
 Funeralary
 Health Care
 Industry/Processing/Extraction
 Landscape
 Military/Defense

Recreation/Arts
 Religion
 Settlement Patterns
 Social
 Traffic Engineering
 Transportation
 Other

Significance Statement

reconnaissance main screen 6 of 7
 Graphic Documentation
 Frames

Medium*	Medium ID #	Date
2 x 2 B & W photos	B & W 35 mm photos	Historic photos
4 x 5 B & W photos	Color 35 mm photos	Measured drawings
		Slides

Bibliographic Data

Seq. # _____ Type _____ Citation _____

Bibliographic Superfield Screen

Sequence #: _____ Bibliographic Record Type: _____ Author: _____

Citation Abbreviation: _____

Notes: _____

Bibliographic Superfield Screen

Sequence #: _____ Bibliographic Record Type: _____ Author: _____

Citation Abbreviation: _____

Notes: _____

reconnaissance main screen 7 of 7
 Cultural Resource Management Events
 Agency/Individual

Date _____ CRM Event _____ Assoc. ID# _____

CRM Event Superfield Screen

Date: _____ Cultural Resource Management Event: _____

Organization or Person: _____

ID# Associated with Event: _____

Notes or Comments

Mailing Address Superfield Screen

HONORIF: _____ Record Created: _____
 FIRST: _____ Last Updated: _____
 LAST: _____
 SUFFIX: _____
 TITLE: _____
 COMPANY: _____ PHONE/EXTENSION: _____
 ADDRESS: _____ STATE: _____
 CITY: _____ COUNTRY: _____
 ZIP: _____

Individual's Category Codes

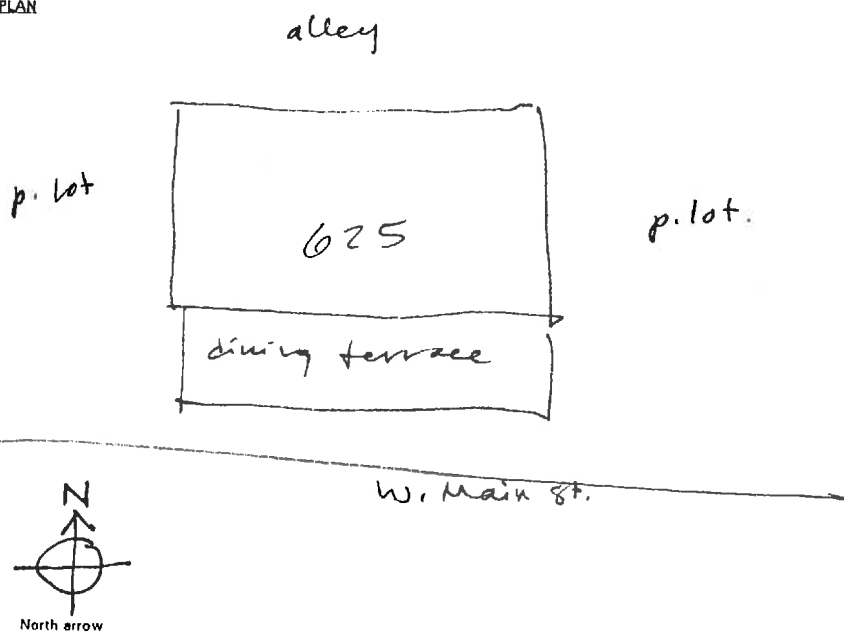
Informant _____ Occupant _____ Owner _____ Specimens (owner of specimens) _____ Tenant _____
 Notes

Surveyor's Notes

Data Processing Events

Date _____ Event _____ Person _____

SITE PLAN



N.T.S.
 Date: _____
 SES - 2/96

Drawn by: _____
 Agency: _____

1920 Sanb-map - not built yet

STREET ADDRESS: 621-627 West Main Street
MAP & PARCEL: 32-165.1
FILE NUMBER: 694
PRESENT ZONING: B-3
ORIGINAL OWNER: W. A. Rinehart, Trustee
ORIGINAL USE: Service Station
PRESENT USE: Restaurant and Apartments
PRESENT OWNER: Albemarle Hotel Ltd. Partnership
ADDRESS: P. O. Box 8147
Charlottesville, VA 22906

HISTORIC NAME:

DATE/PERIOD: 1935 and 1981
STYLE: Vernacular
HEIGHT (to cornice) OR STORIES: 2 Stories
DIMENSIONS AND LAND AREA: 90' x 129' (11,610 sq. ft.)
CONDITION: Good
SURVEYOR: Bibb
DATE OF SURVEY: Spring 1995
SOURCES: City Records
Sanborn Map Co. - 1896, 1920, 1929-57
Pictorial History of Ch'ville and U. Va.
1996 Special Edition of The Daily Progress

ARCHITECTURAL DESCRIPTION

^{off}
This automotive building has been completely remodeled for use as a restaurant and has had a second storey added for use as apartments. In its present form, it is two stories tall and two bays wide. Wall construction is of brick, laid in 7-course American bond in the original building and in stretcher bond in the second story addition. The walls are painted cream. Projecting brick piers divide the facade into two unequal bays. The wider western bay has been bumped out at the first story level. The addition has a wooden shingled hipped roof with boxed cornice and plain frieze, and a band of all single-paned windows extends all around the addition. In the eastern bay, a wooden-shingled, hipped-roof hood shelters an entrance door and two tall windows. At the new second story level of the facade are four single-light, double-sash windows with louvered shutters, evenly spaced across the facade without regard to the positions of the piers. A brick architrave marks a plain frieze on the parapet. A central entrance with shingled hood on the eastern elevation provides access to the second story apartments. There are also three high windows at the first story level. All first story window openings on the rear and western elevation have been infilled. Second story windows on the rear and both side elevations are irregularly spaced and match those on the facade, except they lack shutters. The eastern portion of the building extends farther to the rear than the western portion. There is a small recessed entrance in the ell. A brick-walled brick terrance fills the front yard. Perennials and small evergreens are planted in the wall and along the foundation on the facade and eastern elevation.

This

tall of the facade

of the eastern elevation

HISTORICAL DESCRIPTION

This building is on the side of A. D. Payne's Livery Stable. Probably built before 1877, that imposing 2-story brick building was three bays wide with arched openings. Sometime between 1906 and 1920, the main building was replaced with a large brick building for automobile sales and repair. Dealers for such long-gone automobiles as Reo and Hudson occupied the building in the 1920's and early 1930's. The stable on the rear of the lot was retained. In 1935, W. A. Rinehart, acting as trustee for a group of investors, purchased the property (City DB 85-164) and replaced the existing buildings with the present one. It was used as a service station for nearly half a century before Charles W. Hurt, who had purchased it in 1970 (DB 321-269, 422-858 & 859) completely remodeled it and added a second story in 1981 at the time that the Hotel Albemarle next door was rehabilitated.

Street 625 W. Main Street

Number 625

CERTIFICATE OF OCCUPANCY CITY OF CHARLOTTESVILLE

TEMPORARY

Permit No. 18924

(Gas Light Inn)

THIS IS TO CERTIFY THAT THE

Renovated Restaurant & ASES Units

Erected on Lot I & W Block _____ Land Parcel 32-165.1

Zoning District B-3 Owner Charles W. Hurt

Has been inspected and is in compliance with the provisions of the Virginia Uniform Statewide Building Code and the purposes for which the building or structure may be used in its several parts.

Use Group R-2 & A-1 Fire Grading 1 Hr. Live Loads on Floors 20 Lbs.

(Article 2)

(Table 902)

(Article 7)

Occupancy Load 15 Sq. Ft. per occupant Number Stories 2

(Article 2)

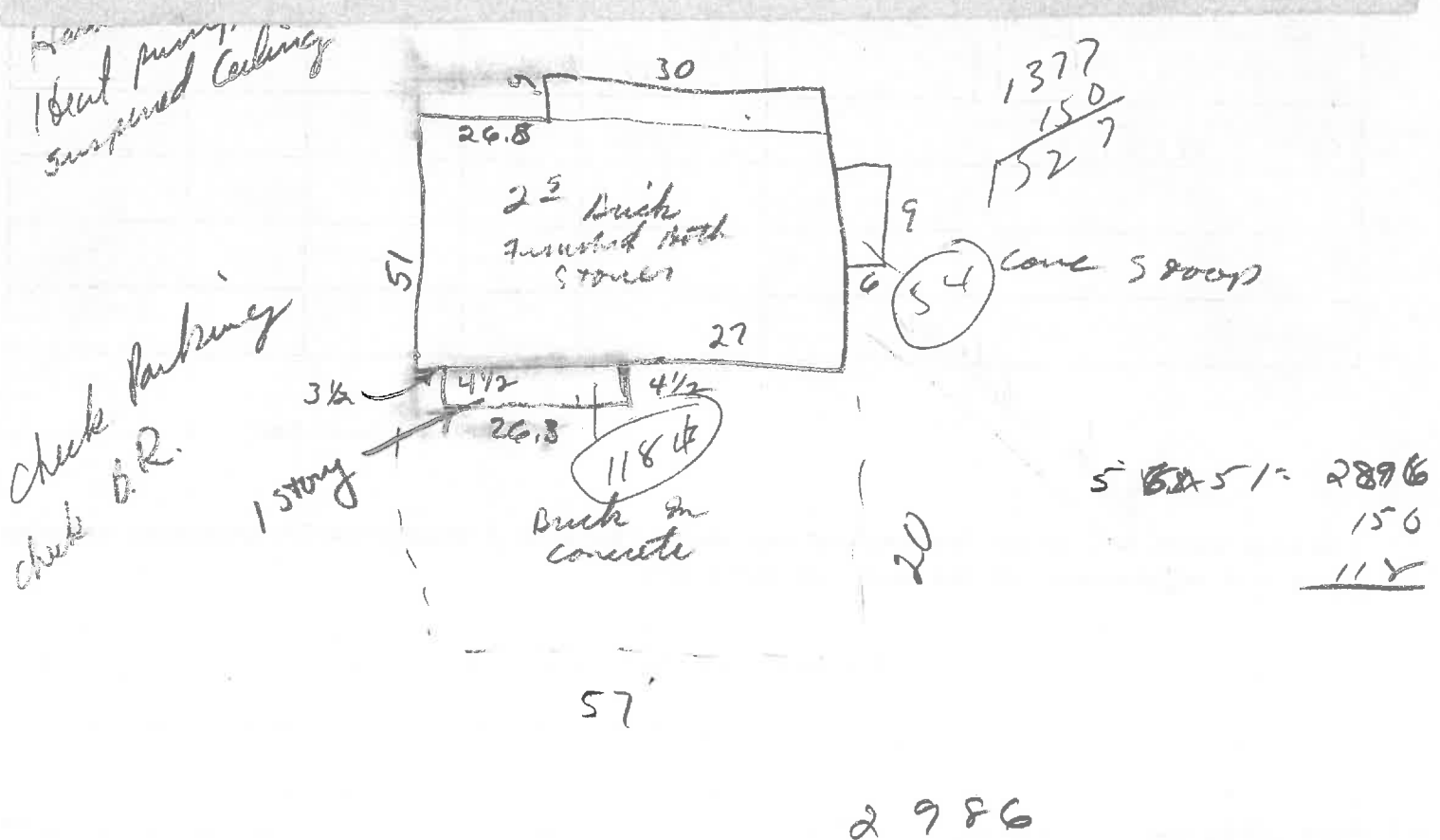
Special Stipulations or Conditions None

Any change in USE or OCCUPANCY of this property VOIDS this Certificate.

Date Issued 10-20-82

Loft Muse

City Official



I CERTIFY THIS PLAT TO BE CORRECT AND ACCURATE.

CHAIRMAN

SECRETARY

DATE

THIS PLAT IS MADE WITH THE CONSENT OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES.

William W. Jackson
OWNER

B. Aubrey Huffman
ENGINEER

Approved July 11, 1961

ELSON STREET

S63°28'50" E
62.25'

165

LOT B

83.50'

117.0'

N 24°23'50" E

33.50'

S66°01'05" E
62.91'

LOT A

40'

80.74'

209.24'

S 23°54' W

S62°25' E
21.08'

10' Alley

ALBEMARLE HOTEL

165.1

PHILLIPS "66" STATION

N 27°39'40" E
92.45'

128.50'

90.40'
N63°28'20" W

W. MAIN STREET

STREET

PLAT SHOWING

SUBDIVISION OF PROPERTY LYING WEST OF AND ADJACENT TO ALBEMARLE HOTEL ON WEST MAIN AND ELSOM STREETS SHOWN AS LOTS A AND B

1" = 20'

CHARLOTTESVILLE, VIRGINIA

JULY, 1961

B. AUBREY HUFFMAN

ENGINEER

Revised 08227 P 500

Revised 8-28-61

32-165.1

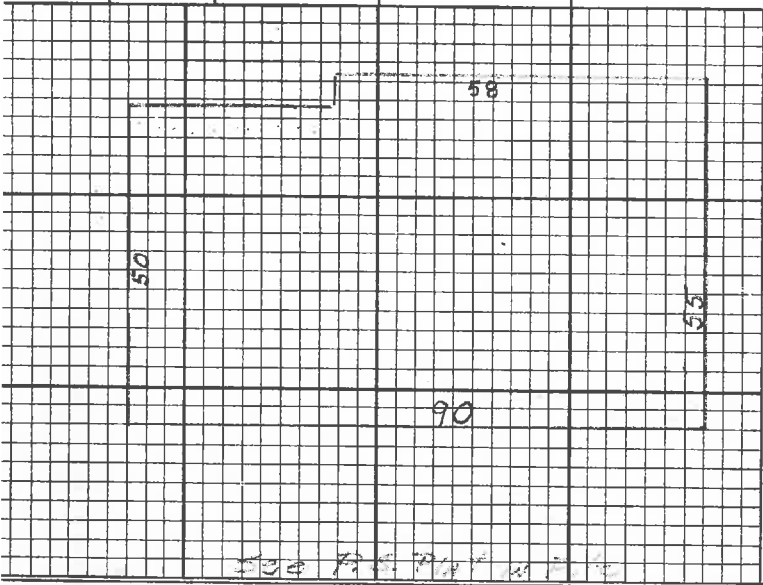
4 apts rents range from 430⁰⁰
to 375⁰⁰ (W's included)

restaurant rents for 2600 monthly

4/92

BUILDING PERMIT RECORD

NUMBER	DATE	EST. COST	CERT. COST	ADD'L. APP. VALUE	ADD'L. ASSESSMENT	REMARKS
11305	3-10-59	\$ 1700. ⁰⁰	\$	\$ add nothing	\$	minor damage caused by water
14963	11/2/77	233		11/2/77	See below ins do	GENERAL ALTERATION



REMARKS:
 Reviewed by Assessor for 1962
 Reviewed by Assessor for 1975
 REVIEWED BY ASSESSOR FOR 1976
 7/31/79 J.H.
 11/10/77 J.H.

ACME VISIBLE CROZET VIRGINIA #86859-8

CITY OF CHARLOTTESVILLE REAL PROPERTY CARD

OWNER	WHITE <input checked="" type="checkbox"/>	COLORED	DATE	DEED BOOK	PLAT BOOK	CONSIDERATION	FINANCIAL RECORD
Whitehart, W. A. Trustees						\$	
Forgetown Land Co. INC.			2-22-61	224-358	224-361	32000	
			2-23-61	224-363	224-361		OK
Edgerow Corporation			8-28-61	227-498	227-500	32800	
Hurt, Charles William			11-12-70	321-269	227-500		EXCHANGE 5 PARCELS

VOID 79

NOTES: Redivided - 1961
 OWNER'S MAILING ADDRESS: 1290 Seminole Trail

SUB'D.	DESCRIPTION	CURRENT ASSESSMENT					REASON FOR CHANGE OF ASSESSMENT
		VALUE OF LAND	VALUE OF IMPROVEMENTS	TOTAL VALUE	RATE	TOTAL CITY LEVIES	
T A PL. DB 227 P 500		8590	2400	10990	4.79		
		12170	5160	17330	4.39		F
		12170	6070	18200	4.39	1976	F
		32300	29800	62100	1.32	1977	F
		32300	29800	62100		1978	F

PROPERTY ADDRESS: 122-629 West Main St.

MAIN BUILDING JOB NO. 12116

TYPE	1 EXPENSIVE 2 GOOD 3 <u>AVERAGE</u> 4 PLAIN CHEAP USE: <u>INC.</u> CLASS
	DWELLING APARTMENT STORE OFFICE
	FACTORY WAREHOUSE SERV. STA. GARAGE EXEMPTED
	STORY HEIGHT: ① 1½ 2 2½ 3 ROOMS <u>4</u> BUILT <u>1935</u> E. AGE YR.
EXTERIOR	FOUNDATION: PIERS TIMBER CINDER BLOCK CONCRETE BRICK STONE A
	WALLS FRAME: WOOD STEEL CONCRETE <u>MASONRY</u> MILL VENEER A
	FACE: ASB SHINGLE COMP. W. SIDING COM. <u>BRICK FACE</u> CINDER BLOCK CONCRETE
	STUCCO STONE T. COTTA METAL TRIM: PLAIN ORNAMENTAL
INTERIOR	SASH: WOOD-METAL CASEMENT STORM
	ROOF: <u>FLAT</u> GABLE HIP ARCHED STEEL DECK RAFTER SIZE:
	MATERIAL: WOOD ASB. SHINGLE COMP. SLATE METAL TILE <u>BUILT-UP</u> INSULATED
	DORMERS STAIRWAY FLOORED FINISHED ROOMS
SERVICES	FLOORS: EARTH SOFTWOOD HARDWOOD CONCRETE COVERING: A
	CEILINGS: WOOD PLASTER BOARD METAL FLOOR JOISTS: A
	FINISH AND CONSTRUCTION: SOFTWOOD HARDWOOD METAL PANEL A
	PARTITIONS: WOOD PLASTER WALLBOARD <u>MASONRY</u>
	FIXTURES:
	HEATING: NONE STOVES F. FURN. H. AIR DUCTS STEAM HOT WATER RADIANT A
PLUMBING: NONE FULL BATHS EXTRA LAV. <u>2T FEW</u> AVERAGE MANY A	
LIGHTING: NONE OLD MODERN SUITABLE FEW AVERAGE MANY A	
BASEMENT: OPEN PLASTERED PARTITIONED FLOOR: DIRT WOOD CEMENT	
GARAGE ATTACHED: CARS FINISHED ROOMS	
SQ. FT. AREA OR % <u>NONE</u>	
EQUIPMENT AND ACCESSORY SCHEDULE: EXTRA FIREPLACE \$ C	

CORRECTIONS

SQ. FT. FLAT
548 + 348
CU. FT. CHARGE
\$500 P.M.

D
E
B
F
G

BUILDING DIMENSIONS						BUILDING VALUE		
SECTION	WIDTH	LENGTH	HEIGHT	SQ. FT.	CU. FT.	METHOD		
	50	90		4500		CHARLOTTESVILLE BOECKH	TOTAL CORRECTIONS	\$
	5	58		290			BASE PRICE \$ 14.02 x 1.0	\$
							CURRENT INDEX 1.02 x .87	X
PORCHES						MARSHALL	TOTAL BASE UNIT PRICE	\$
							4790 x 12.44	\$
							SQ. OR CU. FT. BASE PRICE	\$ 59587
	TOTAL			4790			FLAT CHARGES	\$
BASEMENT							REPLACEMENT VALUE	\$
PERIMETER	TOTAL						DEPR. OR OBS. * 50 %	\$
OTHER IMPROVEMENTS							SOUND VALUE	\$ 29800

OTHER IMPROVEMENTS	CONSTRUCTION	CONDITION	SIZE	SQ. FT.	RATE
DETACHED GARAGE	Concrete	27 x 90	= 2430		
ADDITIONAL					

TOTAL APPRAISED VALUE OF IMPROVEMENTS							
LAND VALUATION	FRONT	DEPTH	FACTOR	% TRI.	C.I.	ADJ. FT.	FR. FT. VALUE
LOT NO. A	90.4	92.49					
						x 3.00	\$ 32,300

DEPTH TABLE: BUS. SEMI-BUS. IND. RES.		TOTAL LAND VALUE				
LAND ZONED:		TOTAL APPRAISED LAND & IMPROVEMENTS VALUE				
LAND ZONED: B-2					\$ 32,300	
					\$ 62,100	
LAND	APPRaised \$ 32,300	ASSESSED \$ 8,590	APPRaised \$ 40,550	ASSESSED \$ 12,170	APPRaised \$ 40,550	ASSESSED \$ 32,300
IMPV.	\$ 29,800	\$ 2,400	\$ 17,200	\$ 5,160	\$ 70,100	\$ 29,800
TOTAL	\$ 62,100	\$ 10,990	\$ 57,750	\$ 17,330	\$ 60,650	\$ 62,100

LOT A BK SEC. SUB'D. WARD 2 MAP 32-165.1

32-165.1

APPLICATION FOR BUILDING PERMIT

Hedgeson Corp.

OWNER
 NAME *Anderson Haywood*
 ADDRESS *404 Haven Farm*
 CITY *C-ville*

ARCHITECT ENGINEER
 NAME _____
 ADDRESS _____
 CITY _____

CONTRACTOR
 NAME *Curtis W. Leake*
 ADDRESS *2516 North Fields Rd*
 CITY *C-ville*
 STATE REG. NO. _____ CITY REG. NO. _____

LEGAL DESCRIPTION
 LOCATION *625 West Main*
 BETWEEN *67th St. N.W. AND 72nd St. N.W.*
 LOT NO. _____ BLOCK _____
 PLAT OR SUBDIVISION _____
 LAND PARCEL NO. *32-165.1*
 HOUSE NO. *625*

ZONING
 ZONING DISTRICT *P.3*
 Approved _____ Refused _____

Charlottesville, Va.

3/10

1969

PERMIT NO. **11305**

SPECIFICATIONS

MASONRY	MATERIAL	SIZE
BEARING	<i>repair damage caused by</i>	
NON BEARING	<i>auto</i>	
COLUMNS		

FOUNDATION

MATERIAL	EXTERIOR	PIERS
WIDTH		
DEPTH		
DEPTH IN GROUND		
REINFORCING		

FRAMING	SIZE	SPACING	SPAN
GIRDERS			
JOIST 1st FLOOR			
JOIST 2nd FLOOR			
JOIST CEILING			
EXTERIOR STUDS			
INTERIOR STUDS			
ROOF RAFTERS			

COVERING

EXTERIOR WALLS	<input checked="" type="checkbox"/>	ROOF
INTERIOR WALLS	<input checked="" type="checkbox"/>	REROOFING

FLUES

FIREPLACE	FURNACE
KITCHEN	WATER HEATER
FURNACE TYPE	
FUEL	GAS _____ OIL _____ COAL _____ OTHER _____

PLANS FILED IN OFFICE OF BUILDING OFFICIAL || No. _____

SEWERS— It is the responsibility of the applicant to insure that the Building will be placed at such elevation as to comply with the applicable ordinance regarding connection to the City's Sewer System.

ESTIMATED TOTAL PHYSICAL VALUE \$ *1700.00* FEE \$ *6.00*
 ACTUAL COST \$ _____ ADJUST. FEE \$ _____

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating building & building construction.

Owner or Agent

Curtis W. Leake
SIGNATURE

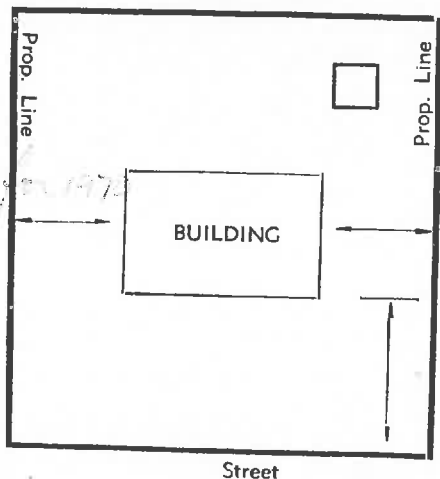
CLASS OF WORK

NEW	DEMOLISH
ALTERATION	REPAIR <i>damage</i>
ADDITION	MOVE

USE OF BUILDING *Garage* TYPE _____
 NO. OF FAMILIES _____ NO. OF STORIES _____

NO. ROOMS	NO. OF BATHS
NO. FLOORS	SIZE OF LOT _____x_____
NO. OF BUILDINGS ON LOT	USE OF BLDGS. NOW ON LOT

PLOT PLAN

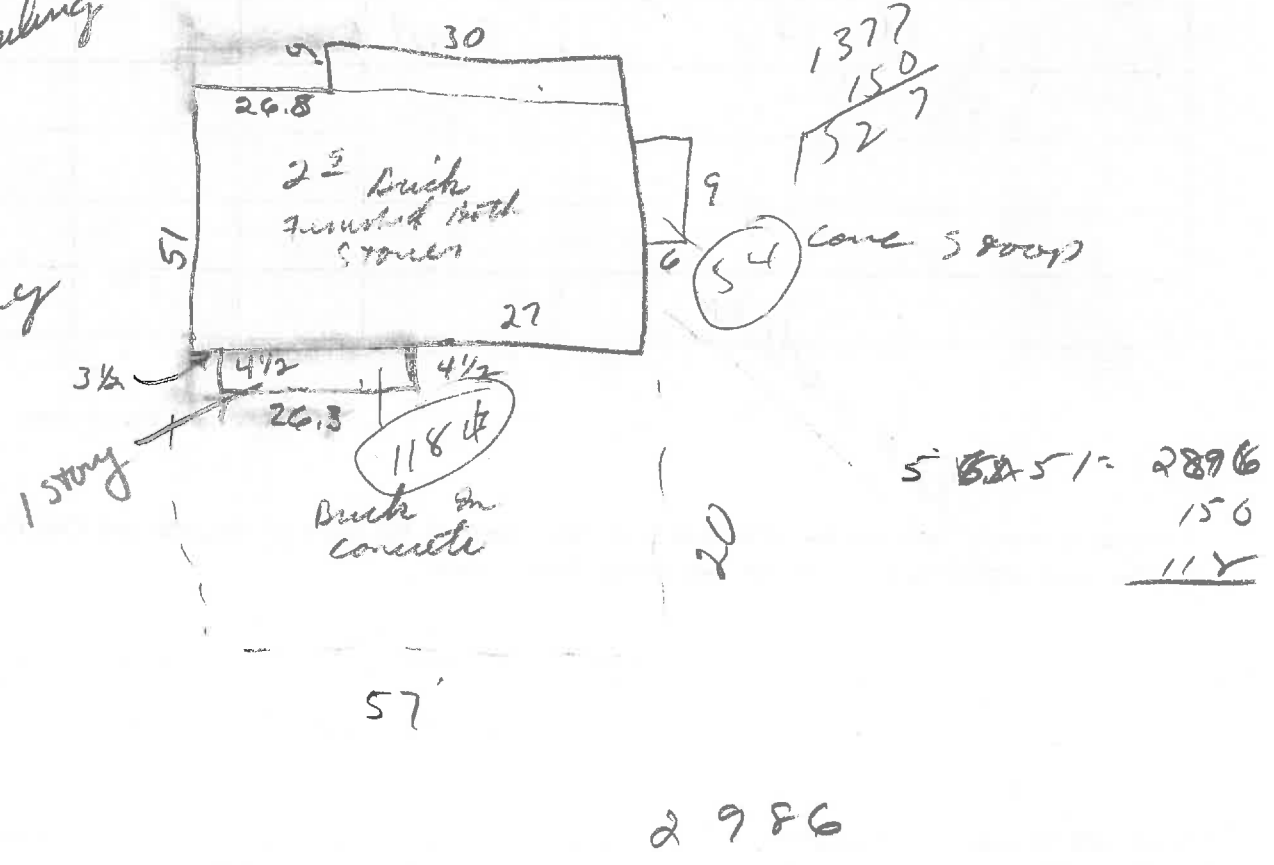


1938

APPLICATION AND PERMIT FOR MECHANICAL WORK

Tiles
Hardwood Floor
Heat pump
Suspended Ceiling

Check Parking
check D.R.



32-165-1

APPLICATION FOR BUILDING PERMIT

Hurt, Char. term.

Charlottesville, Va. Sept. 22 1971

OWNER
 NAME Duto Motome Parts
 ADDRESS 213. Kanett St.
 CITY City

PERMIT NO. 12463

ARCHITECT ENGINEER
 NAME _____
 ADDRESS _____
 CITY _____

SPECIFICATIONS

MASONRY	MATERIAL	SIZE
BEARING	<i>General</i>	<i>Specifications</i>
NON BEARING		
COLUMNS		

CONTRACTOR
 NAME Owner
 ADDRESS _____
 CITY _____
 STATE REG. NO. _____ CITY REG. NO. _____

FOUNDATION

MATERIAL	EXTERIOR	PIERS
WIDTH		
DEPTH		
DEPTH IN GROUND		
REINFORCING		

LEGAL DESCRIPTION
 LOCATION W. Main St.
 BETWEEN 6th. St. N.W. AND 7th. St. N.W.
 LOT NO. _____ BLOCK _____
 PLAT OR SUBDIVISION _____
 LAND PARCEL NO. 32-165-1
 HOUSE NO. 625

FRAMING	SIZE	SPACING	SPAN
GIRDERS			
JOIST 1st FLOOR			
JOIST 2nd FLOOR			
JOIST CEILING			
EXTERIOR STUDS			
INTERIOR STUDS			
ROOF RAFTERS			

ZONING
 ZONING DISTRICT B-3
 Approved _____ Refused _____

CLASS OF WORK

NEW	DEMOLISH
ALTERATION	REPAIR
ADDITION	MOVE

USE OF BUILDING _____ TYPE _____
 NO. OF FAMILIES _____ NO. OF STORIES _____
 NO. ROOMS _____ NO. OF BATHS _____
 NO. FLOORS _____ SIZE OF LOT _____ x _____
 NO. OF BUILDINGS ON LOT _____ USE OF BLDGS. NOW ON LOT _____

COVERING

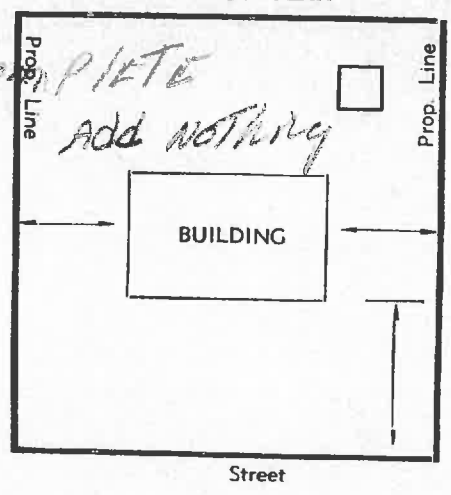
EXTERIOR WALLS	ROOF
INTERIOR WALLS	REROOFING

FLUES

FIREPLACE	FURNACE
KITCHEN	WATER HEATER
FURNACE TYPE	
FUEL _____ GAS _____ OIL _____ COAL _____ OTHER _____	

PAID
 SEP 27 1971
 CITY OF CHARLOTTESVILLE
 DEPARTMENT OF PERMITS

PLOT PLAN



PLANS FILED IN OFFICE OF BUILDING OFFICIAL No. _____
 SEWERS - It is the responsibility of the applicant to insure that the Building will be placed at such elevation as to comply with the applicable ordinance regarding connection to the City's Sewer System.

ESTIMATED TOTAL PHYSICAL VALUE \$ 300.00 FEE \$ 5.00
 ADJUST. FEE \$ _____
 ACTUAL COST \$ _____ FEE \$ _____

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating building & building construction.
 Owner or Agent Mary A. Brecken SIGNATURE



APPLICATION FOR BUILDING PERMIT

32-165.1

Charlottesville, Va. 10/16 1981

OWNER

NAME Chas Wm. Hunt
 ADDRESS 1650 26th Farm Blvd
 CITY Charlottesville

ARCHITECT ENGINEER

NAME _____
 ADDRESS _____
 CITY _____

CONTRACTOR

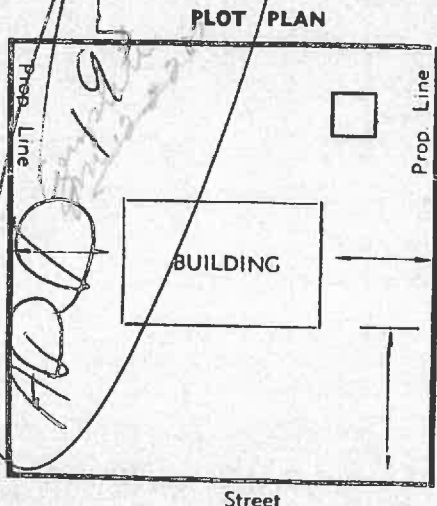
NAME Owner
 ADDRESS _____
 CITY _____
 STATE REG. NO. _____ CITY REG. NO. _____

LEGAL DESCRIPTION

LOCATION 300 Main St
 BETWEEN 5th St. N.W. AND 7th St. N.W.
 LOT NO. X 2 W BLOCK _____
 PLAT OR SUBDIVISION _____
 LAND PARCEL NO. 32-165.1
 HOUSE NO. 635 *check address*

DESCRIPTION OF WORK
add Restaurant (gas Light)

CLASS OF WORK AB-22-MC
USE OF BUILDING _____
NUMBER ROOMS _____ **BATHS** _____
NUMBER OF FLOORS _____
TYPE OF HEAT _____



PERMIT NO. 1724
PLAN REVIEW

APPROVED _____ REFUSED _____
 BZA CASE NO. _____
 ZONING DISTRICT B-3 INSPECTOR Scott
all improvements must be shown on site plan must be complete prior to issuance of C.O.

DATE 10-9-81 BLDG. INSPECTOR R. Miller

DATE _____ PLMG. INSPECTOR _____

DATE _____ ELECT. INSPECTOR _____

DATE _____ ENGINEERING _____

DATE _____ PLANNING _____

DATE _____ TRAFFIC _____

DATE _____ ASSESSOR _____



SEWERS—It is the responsibility of the applicant to insure that the Building will be placed at such elevation as to comply with the applicable ordinance regarding connection to the City's Sewer System.

ESTIMATED TOTAL PHYSICAL VALUE \$ 15,000.00 FEE \$ 150.00

ACTUAL COST \$ _____ ADJUST. FEE \$ _____

I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all ordinances and State laws regulating building & building construction.

Owner or Agent _____ SIGNATURE

32-165.1 ✓

Carlight #694
621-623-627 West Main
PO Box 8147

90x129 (B-3

422-859	All Hotel Ltd Florida	22906	1981	plot DB 415-284
422-858	Hurt Investment Co		"	"
	Chas Wm Hurt			415-282 redvision
321-269	"		1970	227-500
227-498	Hedgecove Corp		1961	"
224-363	Georgetown Land Co, Inc		"	224-361
224-358	"		"	"
	WA Finchart, Tr			

1-5 commercial, 0 base
 one found, brick walls, built-up flat roof
 built 1935
 4 apt + restaurant
 1981 garage remodeled into office bldg + rest.

2-5
 brick veneer, flat roof

621-624 W Main

224-358 Zella A Harris (s), ^{Mary Duke (s),} Audrey B & E. Lucie E. Kohler, & Edna M. Harris (w)
2/61 → Georgetown Land Co \$32,000

lot on N side W Main, W of Alb Hotel

same as 85-164 → to be for ^{Mary Archer Harris, Zella A Harris, Anne L Harris,}
^{Gwendolyn E Baker & Mary Duke}

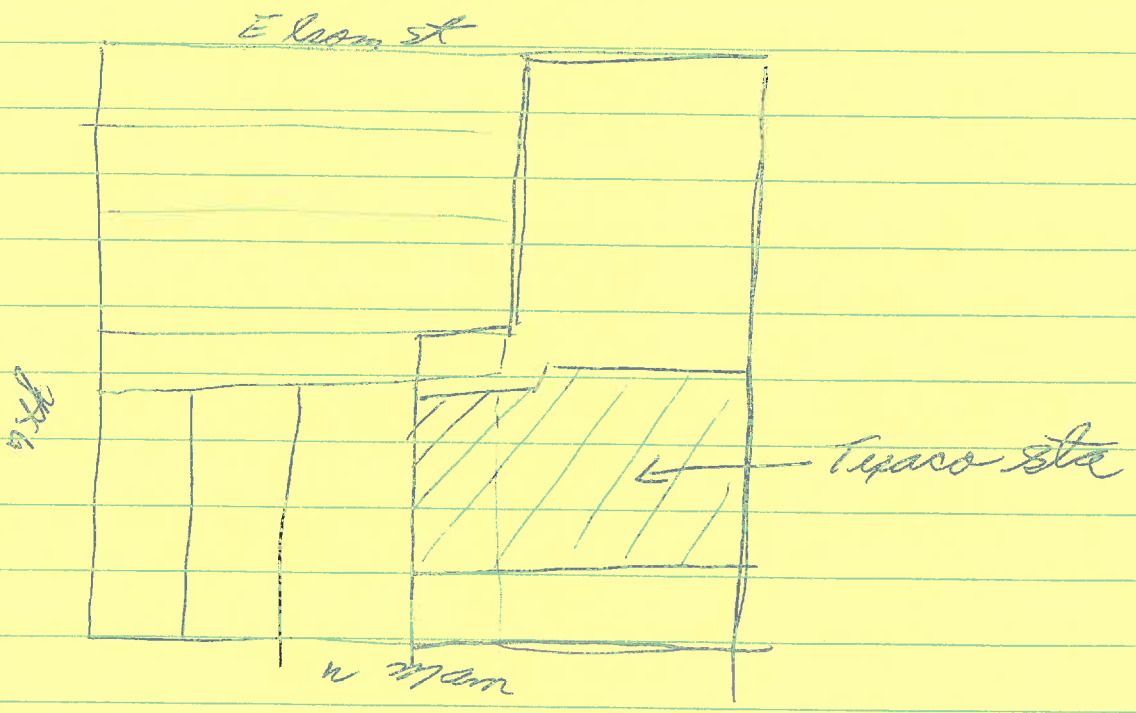
WB 6-107 (1941) ~~Robt Brown~~ Harris → Robt Brown Harris

WB 8-488 (1961) Robt Brown " → Edna M. "

WB 6-108 (1946) Anne L Harris → Julia A Neime

WB 8-490 (1959) Julia A Neime → Zella A Harris

WB 8-329 (1959) Gwendolyn E Baker & Edna M. → Audrey B. Kohler



85-164 spec corner in Shansery sense of B & E Wheeler on W E Duke
3/1935 → W A Pinchert, Tr \$11,350

- 1) lot immed W of Alb Hotel
same as 40-436, 1922, Howell & Hooper → Wheeler
 - 2) lot W of above
same as 42-61, 1922, Martin & Porter → Wheeler
- no mention of bldgs

(Castlight)

new 2-5, 2 bay,
cream brick, all stretcher?

3 proj brick piers on facade (not quite at end)
divide it into 2 bays, W width

E - old ^{display wind?} garage door filled w/ 1-l ent + transom
+ 2 tall 1-l wind, sheltered ~~by~~ by
^{wooden} shingled, hipped-roofed hood of pl frieze
marks of infilled door or wind on each side

W - wood-shingled, hip-roofed extra at 1st level, ent ent, ^{tall 1-l} ~~plate~~ first-^{ent}
wind all around (3+3 front, 1 each side)

2nd level - 2 sq 1/1 without surrounds, w/ lowered shutters,
in each bay, spaced as 4 bays disregarding piers:

piers terminate in pl frieze w/ brick architrave

pl parapet

E d -

ent ent door of same hood

3 ~~pl~~ 1-l first-^(1 is sliding) sash at 1st level, high + hood
5 irreg spaced 1/1 2nd, 0 shutters

rear - E deeper; marks of 2, 3 wind

W - ~~ent~~ " " 2 " + mark 1 thing

recessed ent in all

2 wind each side 2nd

7-c Am bond

W 3 2nd-l wind
rear infilled 1st + base

brick-walled brick terrace fills front yard
privacy lattice on street
arrogans & perennials in wall ~~along back~~ ^{around foundation on 2 sides}

~~front~~

Eye Openers

<i>Blue Bird Bloody Mary</i>	3.50
<i>Tangy! Zesty! The Best!</i>	
<i>The "Bobby Ballard"</i>	4.25
<i>Blue Bird's Screwdriver. Served in a Pint Glass</i>	
<i>Harvey Wallbanger</i>	3.95
<i>Vodka & OJ. Topped with Galliano</i>	
<i>Mimosa</i>	3.50
<i>Champagne & Orange Juice</i>	
<i>Tequila Sunrise</i>	3.50
<i>Tequila, Orange Juice & Grenadine</i>	
<i>Mo Mo</i>	4.25
<i>White Wine, Caste. & Sparkling h₂O</i>	

Coffee Drinks

<i>Millonatre's Coffee</i>	5.95
<i>Kahlua, Frangelico, Bailey's & Grand Marbler</i>	
<i>Irish Coffee</i>	4.25
<i>Irish Whisky & Kahlua</i>	
<i>Spanish Coffee</i>	4.50
<i>Cointreau & Brandy</i>	
<i>Jamaican Coffee</i>	4.50
<i>Rum & Tia Maria</i>	
<i>Dutch Coffee</i>	4.25
<i>Vandermint & Cream</i>	
<i>Coffee Bean</i>	4.95
<i>Grand Marbler Brandy & Kahlua</i>	

Sunday Brunch



Cafe Specialties

(All Served with Brunch Potatoes)

Eggs Blue Bird 2 Poached Eggs in Blue Corn Tortilla Shells with Black Beans, Tomato Salsa, and Shrimp Hollandaise.....	7.25
Eggs Benito 2 Poached Eggs over Grilled Pancetta and Toasted Italian Bread Topped with Tomato Hollandaise.....	6.25
Eggs Nova Scotia 2 Poached Eggs over Smoked Salmon and Toasted Italian Bread with Hollandaise Sauce.....	6.75
Blue Bird Duo Grilled Tenderloin Medallion with Hollandaise Sauce and an "Egg Benito.".....	8.95
Sunday Crepes A Different Crepe Every Week ~ Please ask your Server for Today's Creation.....	6.50
Dream Puff Smoked Salmon and Scrambled Eggs, Topped with Sour Cream in a Puff Pastry Shell.....	7.25
Farmland Breakfast 2 Fresh Eggs any Style with Hickory Smoked Bacon and Toast.....	5.75
Breakfast Burrito Black Beans, Scrambled Eggs, Bacon, and Cheddar Cheese Folded in a Flour Tortilla and Topped with Salsa and Sour Cream.....	6.25
French Toast Your Choice of Banana Nut, Whole Wheat, or French Bread with Warm Apple-Raspberry Compote and Creme Fraiche (Potatoes Additonal).....	6.25

3 Egg Omelets

Blue Bird Omelet Hickory Smoked Bacon, Cheddar Cheese, and Sour Cream.....	5.95
The New Yorker Smoked Salmon, Green Onions, and Cream Cheese.....	6.75
Create Your Own Omelet Start with a Cheese Omelet (Cheddar or Swiss).....	4.95
<i>Add any Combination of the Following:</i>	
Mushrooms.....	35
Tomatoes.....	35
Green Onions.....	35
Bell Peppers.....	35
Black Olives.....	35
Sour Cream.....	35
Salsa.....	35
Smoked Salmon.....	1.50
Bacon.....	1.25
Asparagus.....	.75
Ham.....	.75
Cream Cheese.....	.50

Cuncheon Items

6 Oz. Sirloin Burgers (Served on a Toasted Bun w/ French Fries)....	4.25
Cheddar or Swiss Cheese.....	4.75
Bacon and Cheese.....	5.50
Mushrooms and Cheese.....	5.25
One-Eye (with Bacon, Cheddar Cheese, and a Fried Egg).....	6.25
Veggie Burger (Fresh Vegetable Patty, with Mushrooms and Swiss).....	4.95
Lingui Pesto in a Garlic and Basil Cream Sauce.....	5.75
Grilled Chicken over Lingui, Topped with Herb Butter.....	7.25
Smoked Turkey Club Sandwich with Cheddar Cheese, Bacon and French Fries.....	5.95
The Blue Bird's Hearty Caesar Salad	6.25
with Grilled Chicken.....	7.25
with Shrimp.....	8.50
Espresso.....	1.45
Cappuccino.....	1.95
Iced Cappuccino.....	2.50



Date 2.1986 File No. 104-304

Name Buildings (625 W. Main St.)

Town _____

County Charlotteville

Photographer Dan Pezzoni

Contents 3 ext. views





Board of Architectural Review (BAR) Certificate of Appropriateness ADC Districts and IPPs

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall **Staff contacts:**
Charlottesville, Virginia 22902 **Jeff Werner** wernerjb@charlottesville.gov
Telephone (434) 970-3130

Please submit the signed application form and a digital copy of submittal and attachments (via email or thumb drive).
Please include application fee as follows: **New construction project \$375; Demolition of a contributing structure \$375; Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.**
Make checks payable to the City of Charlottesville.
The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Owner Name Paul's Rental Properties, LLC Applicant Name Mariscos e) Barco
Project Name/Description Season tent (El Barco restaurant) Parcel Number 320165100
Project Property Address 625 West Main Street (621-627 W MAIN ST)

Applicant Information
Address: 625 West main street
Email: WVaterlopez123@gmail.com
Phone: (W) (404) 940-1112 (C) _____
Property Owner Information (if not applicant)
Address: PO BOX 5738
C-ville, Va 22905
Email: PRP.BOUKOURAKIS@GMAIL.COM
Phone: (W) 434-882-3539 (C) 434-604-0225

Signature of Applicant
I hereby attest that the information I have provided is, to the best of my knowledge, correct.
Signature _____ Date 11/27/2023
Print Name _____ Date 11/27/2023
Property Owner Permission (if not applicant)
I have read this application and hereby give my consent to its submission.
Signature _____ Date _____
Print Name _____ Date _____

Do you intend to apply for Federal or State Tax Credits for this project? No

Description of Proposed Work (attach separate narrative if necessary): _____
Installation of a seasonal tent 60-ft x 32-ft (located per the attached)

List All Attachments (see reverse side for submittal requirements): _____
Propain closed heaters (BTU Heater)

For Office Use Only
Received by: O. Eubank Approved/Disapproved by: _____
Date: _____
Fee paid: 12500 Cash/Ck. # 11510 Conditions of approval: _____
Date Received: _____
Revised 2016

HST 23-0002

625 West Main Street (Sept 2022)

HISTORIC DISTRICT ORDINANCE: You can review the *Historical Preservation and Architectural Design Control Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-271 online at **charlottesville.gov** or at Municode.com for the City of Charlottesville.

DESIGN REVIEW GUIDELINES: Please refer to the current *ADC Districts Design Guidelines* online at **charlottesville.gov**

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per Sec. 34-282 (d) in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) One set of samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

APPEALS: Following a denial the applicant, the director of neighborhood development services, or any aggrieved person may appeal the decision to the city council, by filing a written notice of appeal within ten (10) working days of the date of the decision. Per Sec. 34-286. - City council appeals, an applicant shall set forth, in writing, the grounds for an appeal, including the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions he or she deems relevant to the application.

CHARLOTTESVILLE ARCHITECTURAL DESIGN CONTROL DISTRICTS DESIGN GUIDELINES

Chapter 1 Introduction (Part 1)

http://weblink.charlottesville.org/public/0/edoc/793062/2_Introduction%20I_BAR.pdf

Chapter 1 Introduction (Part 2)

http://weblink.charlottesville.org/public/0/edoc/793063/1_Introduction%20II_BAR.pdf

Chapter 2 Site Design and Elements

http://weblink.charlottesville.org/public/0/edoc/793064/3_Chapter%20II%20Site%20Design%20and%20Elements_BAR.pdf

Chapter 3 New Construction and Additions

http://weblink.charlottesville.org/public/0/edoc/793065/4_Chapter%20III%20New%20Construction%20and%20Additions_BAR.pdf

Chapter 4 Rehabilitation

http://weblink.charlottesville.org/public/0/edoc/793066/5_Chapter%20IV%20Rehabilitation_BAR.pdf

Chapter 5 Signs, Awnings, Vending, and Cafes

http://weblink.charlottesville.org/public/0/edoc/793067/6_Chapter%20V%20Signs%20Awnings%20Vending%20and%20Cafes_BAR.pdf

Chapter 6 Public Improvements

http://weblink.charlottesville.org/public/0/edoc/793068/7_Chapter%20VI%20Public%20Improvements_BAR.pdf

Chapter 7 Moving and Demolition

http://weblink.charlottesville.org/public/0/edoc/793069/8_Chapter%20VII%20Moving%20and%20Demolition_BAR.pdf

625 West Main Street (Sept 2022)

Indicate location of proposed tent



Design guidelines re: tents

Chapter 5 Signs, Awnings, Vending, and Cafes

G. Tents (Including Tent Canopies) for the Winter Café Season or Year-Round Use

1. Tents are generally not appropriate in historic districts that are primarily residential (North Downtown, Wertland Street, Ridge Street, Oakhurst-Gildersleeve, Rugby Road-Venable, most of Martha Jefferson).
2. Tents may be appropriate in the Downtown, the Corner, and the West Main Street ADC districts, and in the mixed use/commercial areas of Martha Jefferson Conservation District, except tents are not appropriate on the Downtown mall portion of East and West Main Streets, including Central Place, and on the side streets leading to the mall.
3. Tents should not permanently alter significant landscaping or site features.
4. Tents should be a solid color, without any text or logos.
5. Tents may be appropriate on the upper floors or roof of buildings.
6. Tents may be appropriate on the rear or side of a building.
7. **If a tent would affect the front elevation of a building**, or the character of the property or district, then the guidelines for Additions in Chapter 3, *New Construction and Additions*, should be followed.

Chapter 3, New Construction and Additions

P. Additions

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

Function and Size

1. Attempt to accommodate needed functions within the existing structure without building an addition.
2. Limit the size of the addition so that it does not visually overpower the existing building.

Location

1. Attempt to locate the addition on rear or side elevations that are not visible from the street.
2. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
3. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.

Design

1. New additions should not destroy historic materials that characterize the property.
2. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Replication of Style

1. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
2. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.

Materials and Features

1. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.

Attachment to Existing Building

1. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
2. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.



Google Street View - July 2023



Google Street View - July 2023



NDS staff - November 29, 2023



Google Street View - Oct 2012

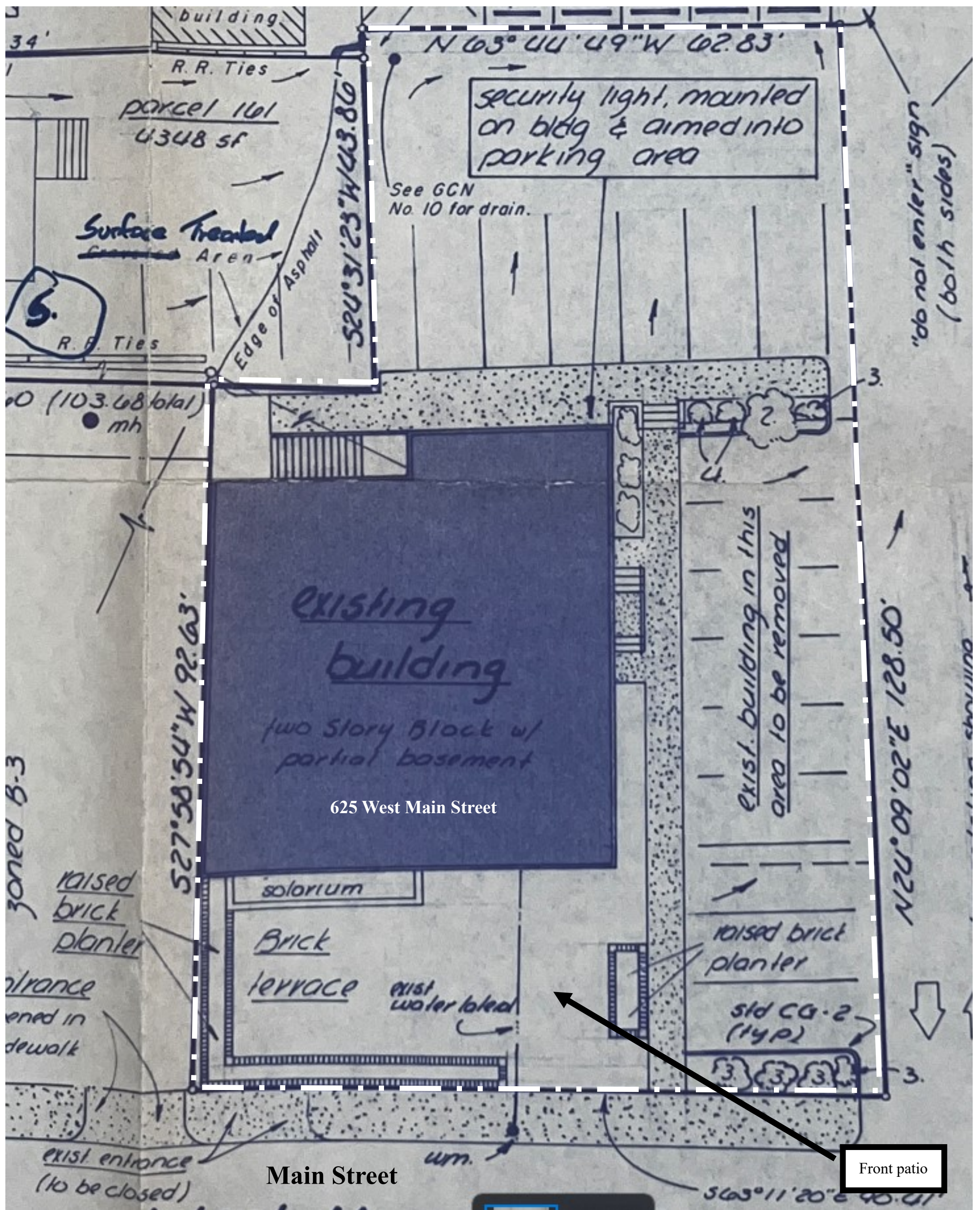


Google Street View - June 2011

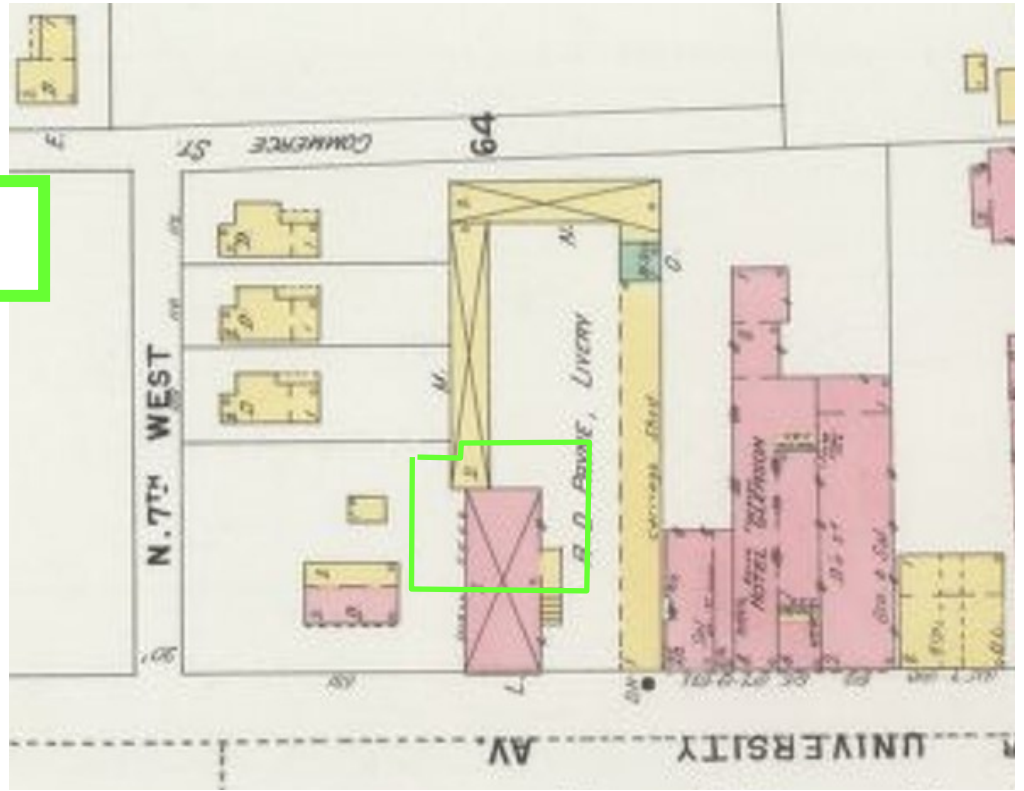
City GIS. 2022 aerial image



1984 site plan: NDS

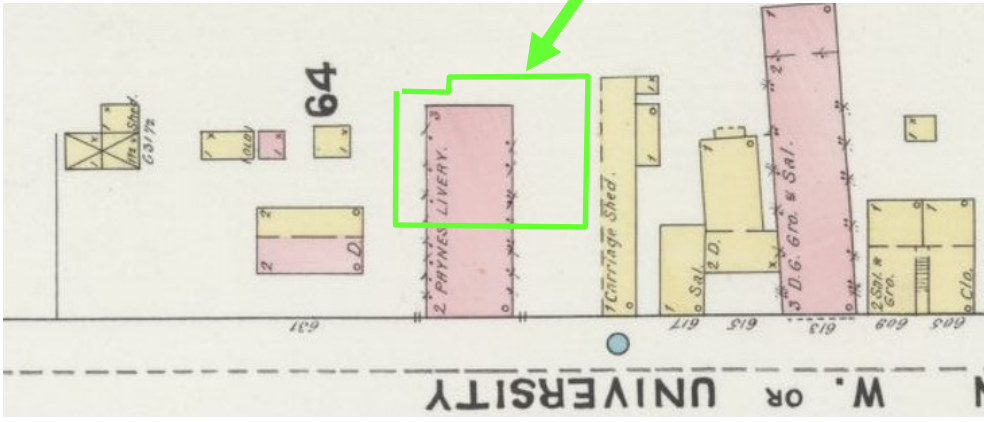


1896 Sanborn Map



Livery/stable

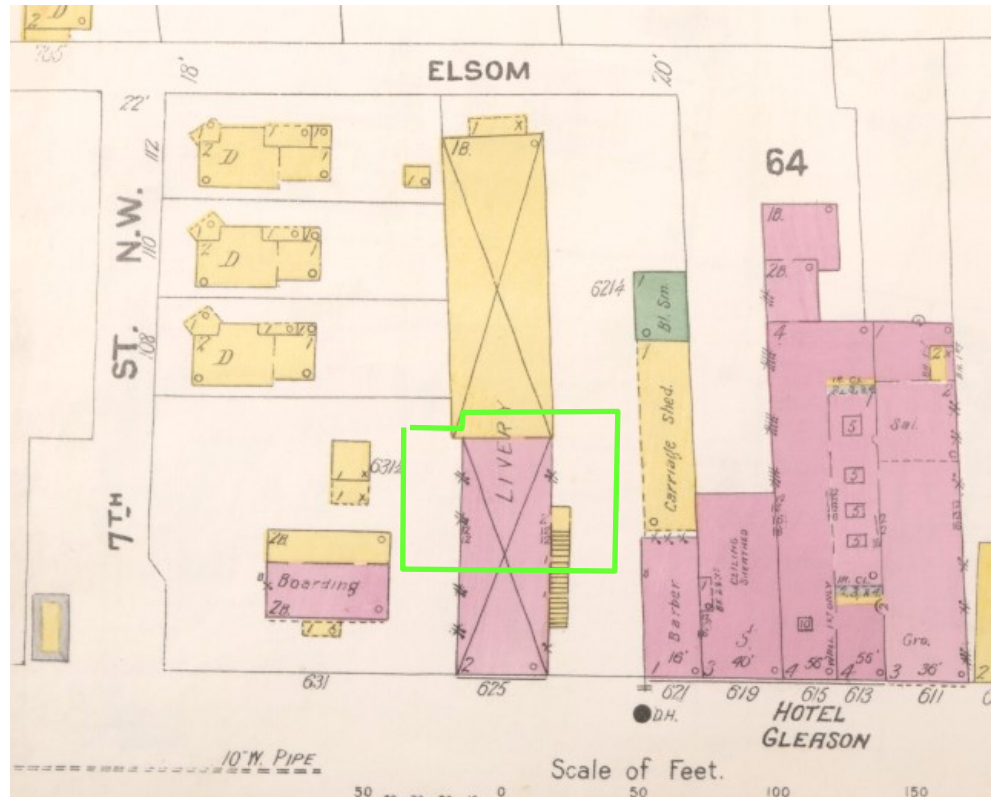
1891 Sanborn Map



Livery/stable

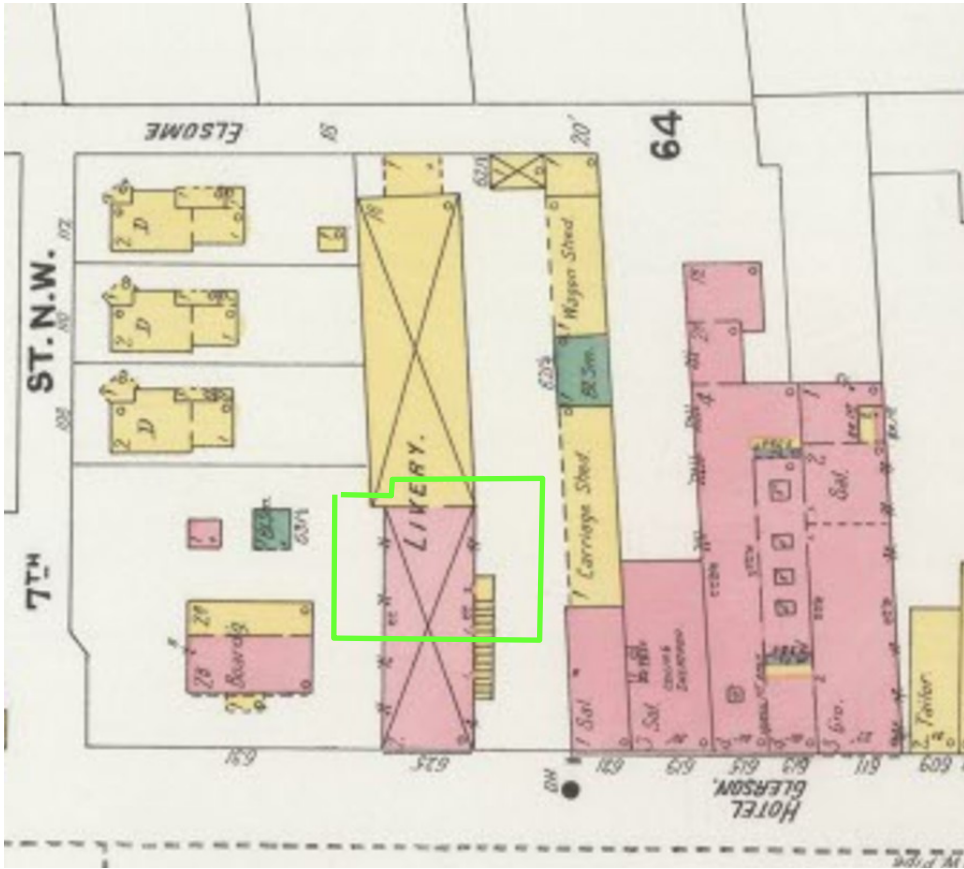
Current building (approx.)

1907 Sanborn Map



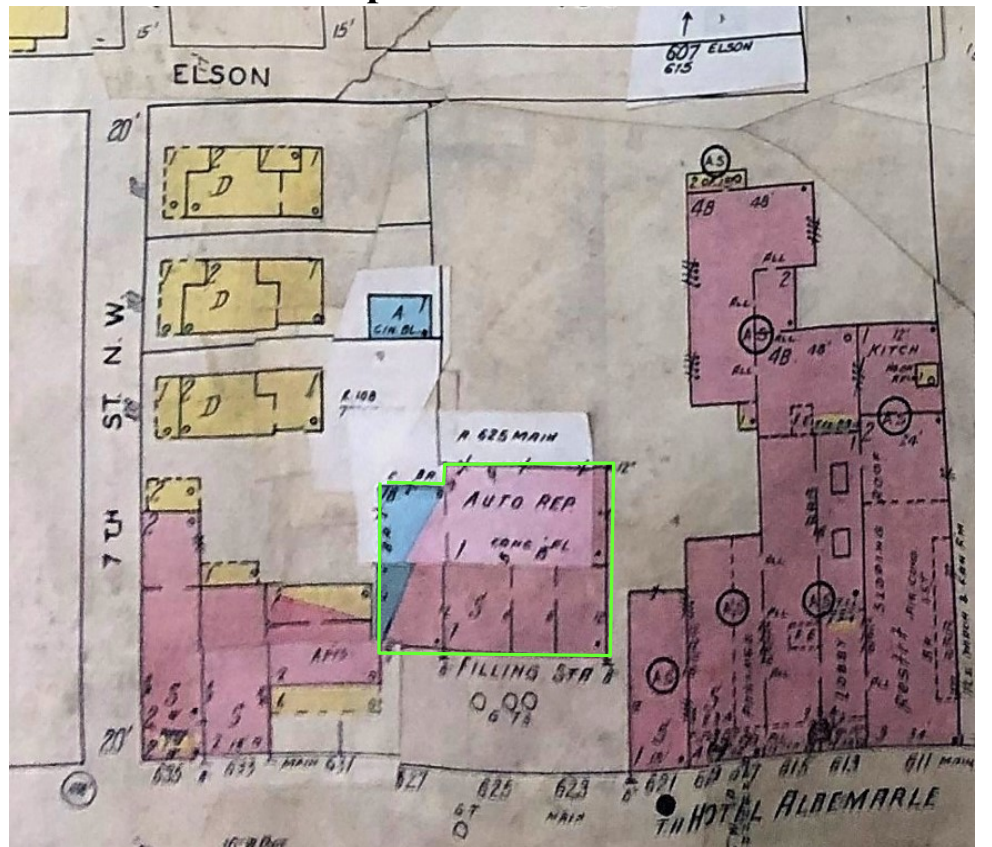
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1902 Sanborn Map



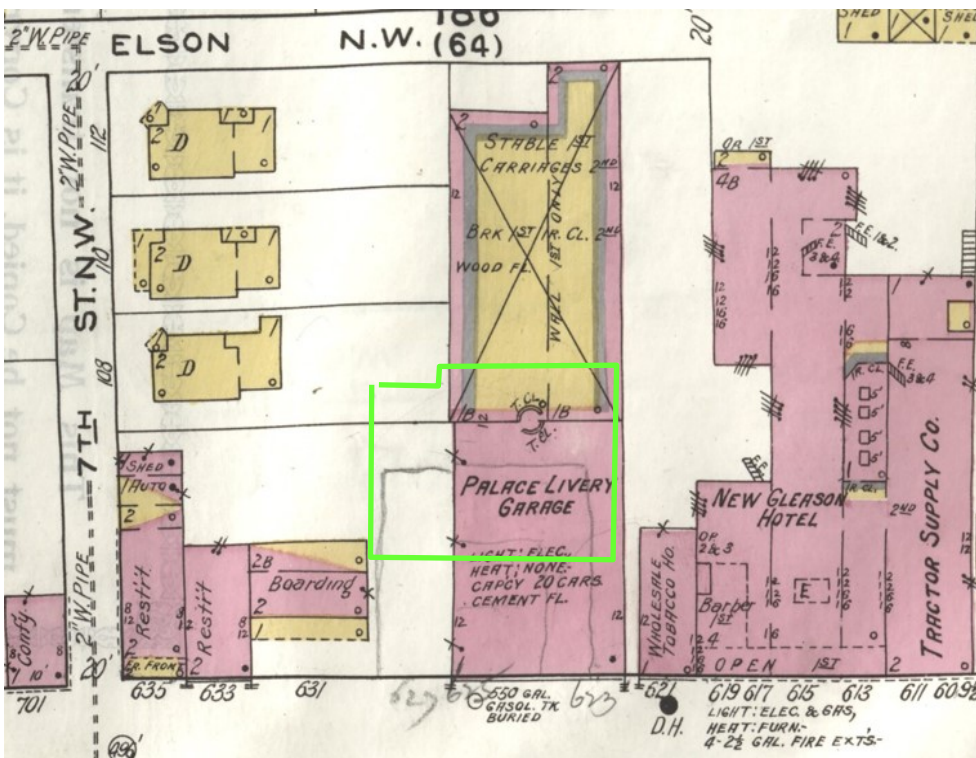
Livery/stable

c1965 Sanborn Map



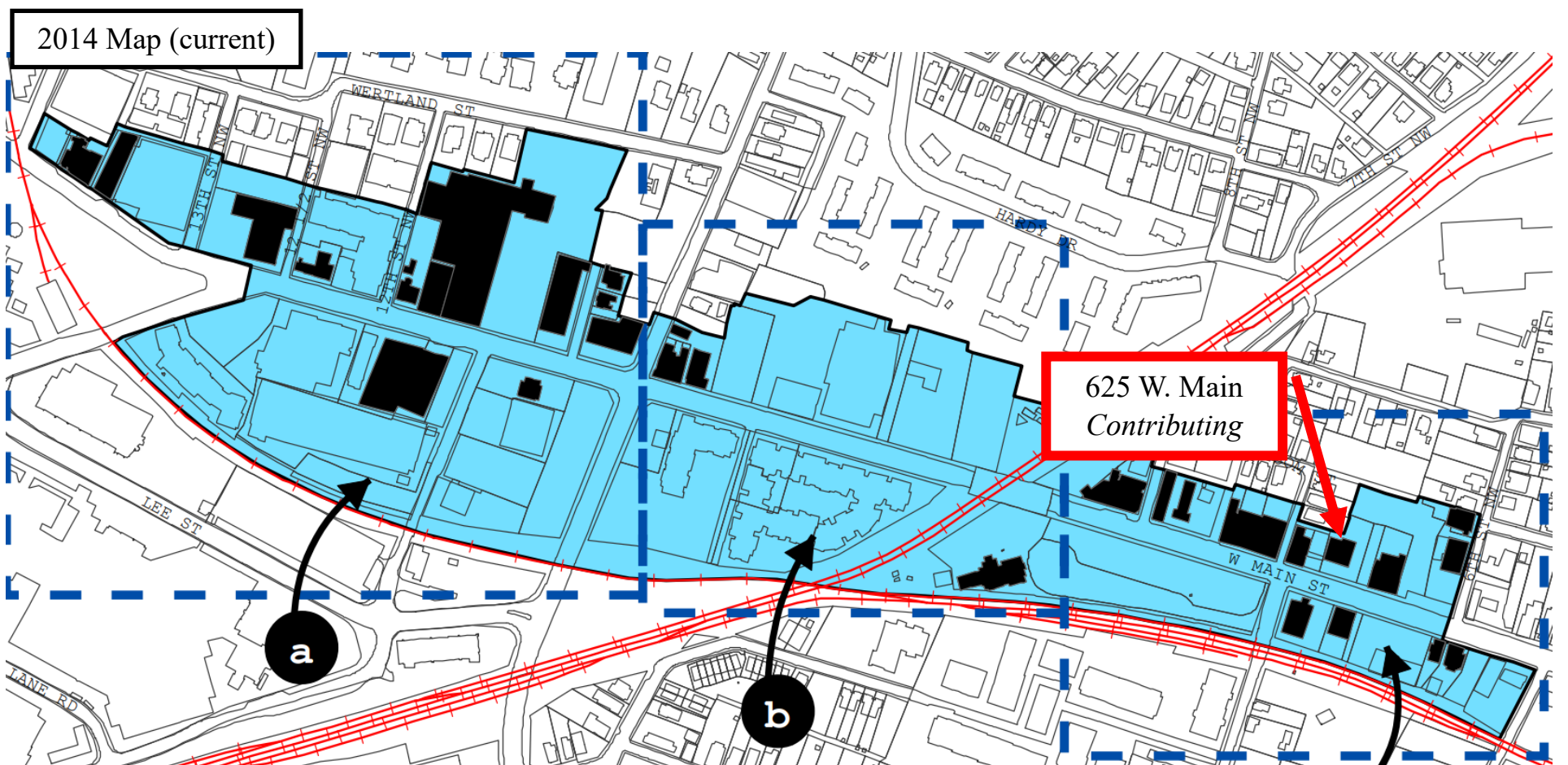
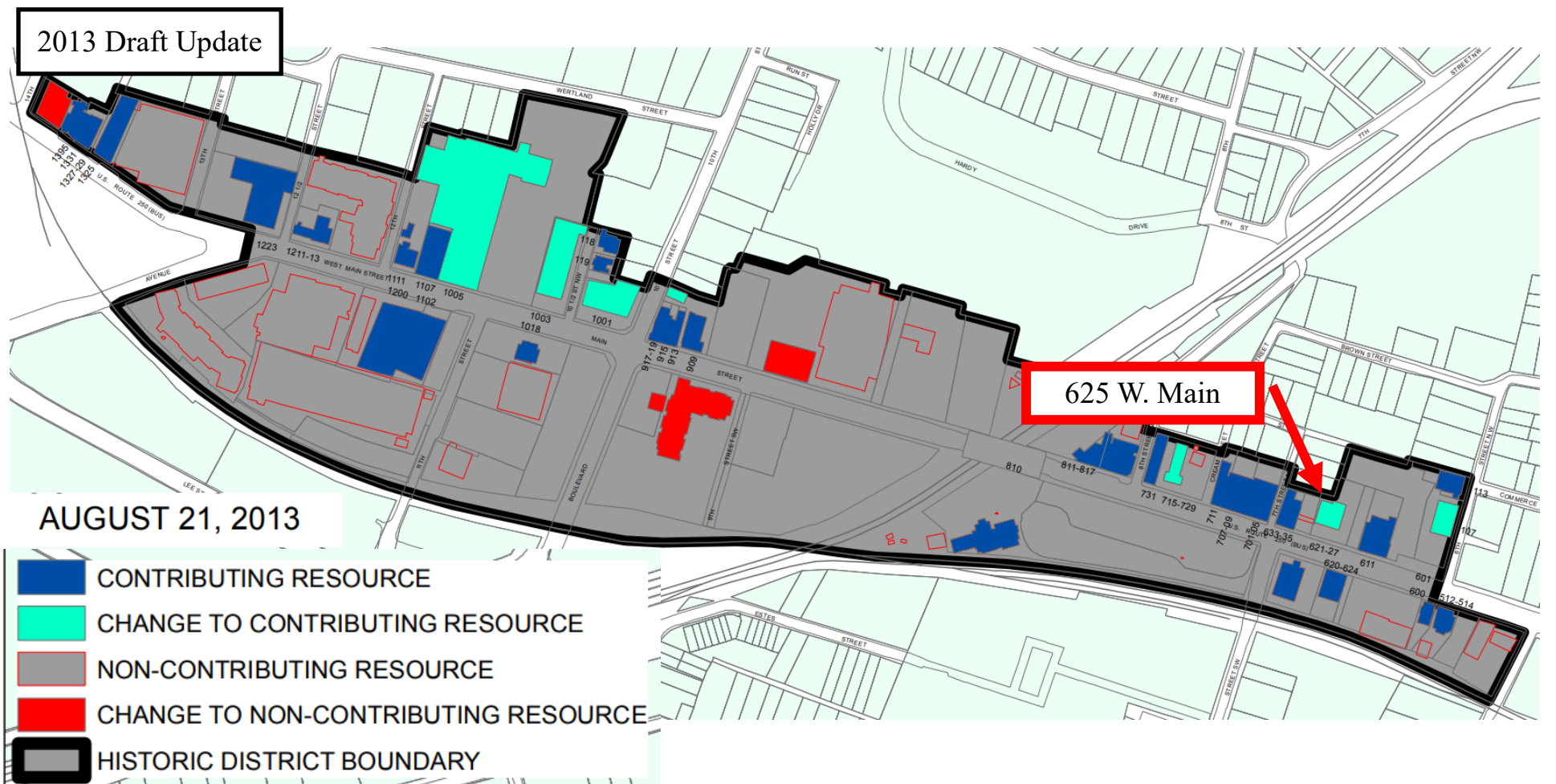
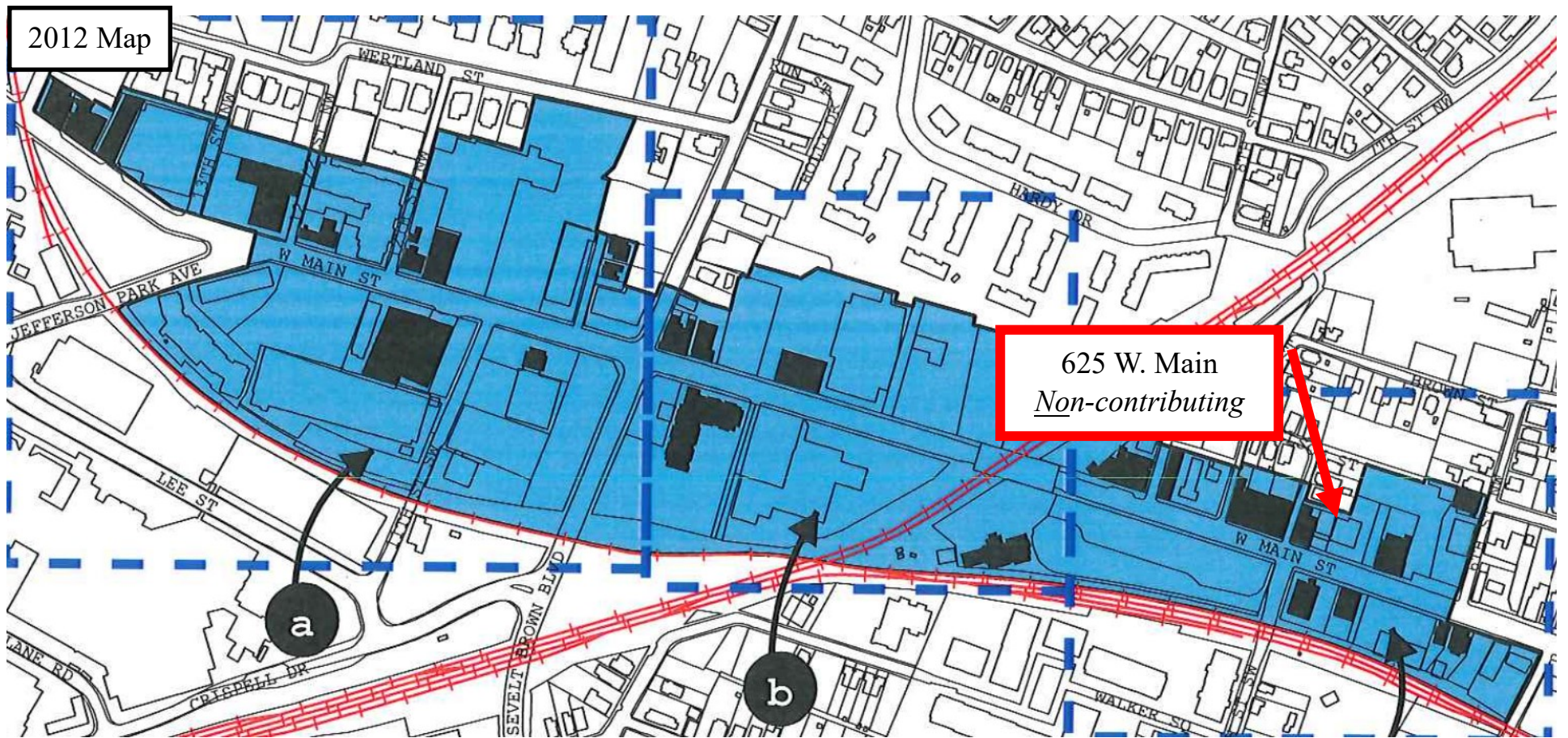
Single-story service station replaced auto dealership.

1920 Sanborn Map



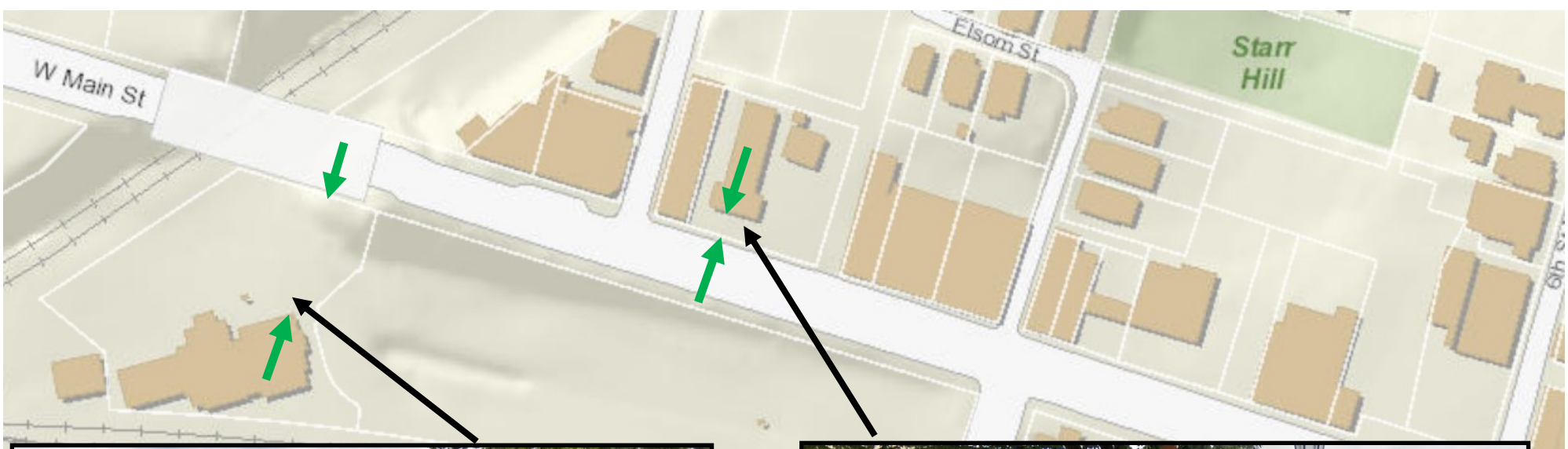
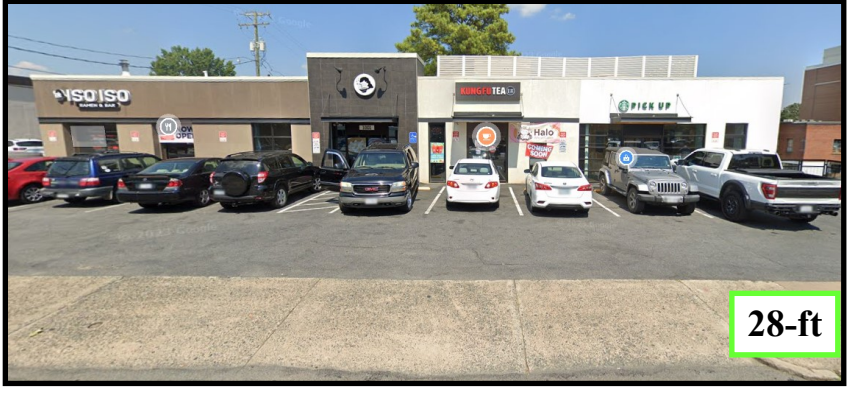
Auto dealership replaced livery/stable

West Main Street ADC District



Contributing structures in West Main Street ADC District with space in front.

Dimensions are approximate.



Common tent options, features and components.

